



Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 30 January 2025; 9:30am
Meeting Number: MODAP/59
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link: [MODAP/59 – 30 January 2025 – City of Cockburn](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF COCKBURN

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 1 (14) Lancaster Street, Spearwood – Proposed 4 Grouped Dwellings – DAP/24/02805
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Dale Page
Presiding Member, Metro Outer DAP



Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Dale Page (Presiding Member)	Claire Ortlepp
Francesca Lefante (Deputy Presiding Member)	Ashlee Kelly
Luigi D'Alessandro	
<i>Part B – City of Cockburn</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Tom Widenbar	Riley Brown
Cr Tarun Dewan	Lucia Dunstan
	Bryan Nonis

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Presiding Member, Metro Outer DAP



Applicant and Submitters
<i>Part B – City of Cockburn</i>
Nuri Widhi Wulandari (Tuscom) James Teoh (Tuscom) Malcolm Mackay (Mackay Urbandesign) – <i>written submission</i>

Members of the Public / Media

Nil.

Observers via livestream

There were 2 persons observing the meeting via the livestream.

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Presiding Member, Metro Outer DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:30am on 30 January 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2024 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

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Presiding Member, Metro Outer DAP



PART B – CITY OF COCKBURN

1. Declaration of Due Consideration

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lot 1 (14) Lancaster Street, Spearwood – Proposed 4 Grouped Dwellings – DAP/24/02805

Deputations and Presentations

The panel noted a written submission in support of the recommendation for the application at Item 3.1 was received from Malcolm Mackay (Mackay Urbandesign).

Nuri Widhi Wulandari (Tuscom) answered questions from the panel in relation to the application at Item 3.1.

The City of Cockburn addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

REPORT RECOMMENDATION

Moved by: Cr Tom Widenbar

Seconded by: Cr Tarun Dewan

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/24/02805 is appropriate for consideration as a “Grouped Dwellings” land use and compatible with the objectives of the zoning table in accordance the City of Cockburn Town Planning Scheme No. 3.
2. **Approve** DAP Application reference DAP/24/02805 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Cockburn Town Planning Scheme No. 3.

Dale Page
Presiding Member, Metro Outer DAP



Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. Development shall be carried out in accordance with the approved plans.
3. All stormwater must be contained and disposed of on-site. All stormwater infrastructure must be maintained for the duration of the development and meet the City's on-site drainage requirements for residential lots.
4. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
5. The surface finish of the boundary wall(s) abutting the adjoining lot/s is to be either face brick or rendered the same colour as the external appearance of the subject dwelling unless otherwise agreed with the adjoining property owner/s to the satisfaction of the City.
6. The crossover is to be located and constructed to the City's Vehicle Crossover Specifications (as amended). A separate approval is required by the City's Development Engineering team. Redundant crossovers shall be removed and the verge reinstated prior to or at the time of the installation of the approved new crossover. The crossover is to be maintained as per City's Vehicle Crossover Specifications in perpetuity.
7. Where a driveway and/or parking bay abuts a public street, associated walls, fences and / or adjacent landscaping areas shall be truncated within 1.5 metres thereof or limited in height to 0.75 metres.
8. All services and service related hardware, including clothes drying areas, antennae, satellite dishes and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
9. The street number, or where there is no street number, the lot number, shall be clearly displayed on the façade of the building prior to occupation of the building hereby approved and remain in perpetuity to the satisfaction of the City.
10. **Prior to the issue of a Building Permit**, a schedule of the materials, finishes and colours shall be submitted to and approved by the City. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.

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Presiding Member, Metro Outer DAP



11. **Prior to occupation or use of the development**, vehicle parking, manoeuvring and circulation areas shall be design, constructed, sealed, drained, line marked and kerbed in accordance with:
 - a. The approved plans,
 - b. Council's engineering requirements and design guidelines,
 - c. The areas must be sealed in accordance with the City's specifications, unless otherwise approved by the City.
12. **Prior to lodgement of a Building Permit Application**, a detailed landscaping plan shall be submitted to and approved by the City and shall include the following:
 - a. the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - b. any lawns to be established;
 - c. any existing landscape areas to be retained;
 - d. those areas to be reticulated or irrigated;
 - e. verge treatments.
13. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
14. **Prior to the issue of a Building Permit**, a Waste Management Plan shall be submitted to and approved by the City in accordance with Local Planning Policy 1.14. The Waste Management plan shall be implemented by the owners/occupiers for the duration of the development.
15. **Prior to the issue of a Building Permit**, the applicant shall make a contribution to the provision of street trees at a rate of 1 tree per lot, in accordance with Local Planning Policy 5.18.
16. **Prior to the issue of a Building Permit**, plans shall be updated to amend the communal bin store gates to sliding gates, in lieu of swinging gates. This amendment is to ensure that the gates do not protrude onto the verge.
17. **Prior to the issue of a Building Permit**, the landowner/applicant contributing towards development infrastructure provisions pursuant to the City's Town Planning Scheme No. 3, to the City's satisfaction.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No.3 or with the requirements of any external agency.
2. Please be advised that the development must comply with the requirements of the Building Codes of Australia.

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Presiding Member, Metro Outer DAP



3. All stormwater drainage shall be designed in accordance with the National Construction Code Volumes I-III (as applicable). The design is to be certified by a suitably qualified practicing Engineer on the basis of a 1 in 20 year event, 5 minute storm duration, to the satisfaction of the City. Details of the stormwater drainage is to be provided with the associated Building Permit Application.
4. Regarding Condition 6, copies of crossover specifications are available from the City's Engineering Services or from the City's website www.cockburn.wa.gov.au.
5. As part of transitioning Australia to the National Broadband Network (NBN), developers are encouraged to engage early with NBN, at least six months before the required service date, to understand requirements around future connections and the timing of infrastructure provision. This will ensure a connection is ready when residents move in. For more information please refer to <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments> or contact NBN on newdevelopments@nbnco.com.au or 1800 687 626.
6. All earthworks and/or associated drainage details shall be in accordance AS3500 with plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.
7. Retaining wall(s) being constructed in accordance with a suitably qualified Structural Engineer's design and a Building Permit being obtained prior to construction. Retaining walls are required for any cut and/or fill greater than 150mm in height. In this regard, any fill above or below natural ground level at the lot boundaries is to be suitably retained or have a compliant stabilised embankment.
8. With regards to street numbering of this proposal, you are advised to contact the City's Land Administration team on 9411 3444 or email streetnumbers@cockburn.wa.gov.au to ensure that any street numbers used comply with the City's requirements. This should be done prior to any sales contracts being drawn up.
9. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

AMENDING MOTION 1

Moved by: Francesca Lefante

Seconded by: Cr Tom Widenbar

That Condition No. 4 be deleted and added as a new Advice Note No. 10, and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The content of Condition No. 4 is covered by separate legislation and therefore more appropriate as an advice note.

Dale Page
Presiding Member, Metro Outer DAP



AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Cr Tarun Dewan

That Condition No. 12 (now Condition No. 11) be amended to read as follows:

Prior to lodgement of a Building Permit Application, a detailed landscaping plan shall be submitted to and approved by the City and shall include the following:

- a. *the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;*
- b. *any lawns to be established;*
- c. *any existing landscape areas to be retained;*
- d. *those areas to be reticulated or irrigated;*
- e. *verge treatments.*

Landscaping needs to be installed in line with the approved landscaping plan and thereafter maintained in perpetuity, to the satisfaction of the City of Cockburn.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure implementation and ongoing compliance with the approved plans.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/24/02805 is appropriate for consideration as a “Grouped Dwellings” land use and compatible with the objectives of the zoning table in accordance the City of Cockburn Town Planning Scheme No. 3.
2. **Approve** DAP Application reference DAP/24/02805 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Cockburn Town Planning Scheme No. 3.

Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. Development shall be carried out in accordance with the approved plans.

Dale Page
Presiding Member, Metro Outer DAP



3. All stormwater must be contained and disposed of on-site. All stormwater infrastructure must be maintained for the duration of the development and meet the City's on-site drainage requirements for residential lots.
4. The surface finish of the boundary wall(s) abutting the adjoining lot/s is to be either face brick or rendered the same colour as the external appearance of the subject dwelling unless otherwise agreed with the adjoining property owner/s to the satisfaction of the City.
5. The crossover is to be located and constructed to the City's Vehicle Crossover Specifications (as amended). A separate approval is required by the City's Development Engineering team. Redundant crossovers shall be removed and the verge reinstated prior to or at the time of the installation of the approved new crossover. The crossover is to be maintained as per City's Vehicle Crossover Specifications in perpetuity.
6. Where a driveway and/or parking bay abuts a public street, associated walls, fences and / or adjacent landscaping areas shall be truncated within 1.5 metres thereof or limited in height to 0.75 metres.
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8. The street number, or where there is no street number, the lot number, shall be clearly displayed on the façade of the building prior to occupation of the building hereby approved and remain in perpetuity to the satisfaction of the City.
9. **Prior to the issue of a Building Permit**, a schedule of the materials, finishes and colours shall be submitted to and approved by the City. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.
10. **Prior to occupation or use of the development**, vehicle parking, manoeuvring and circulation areas shall be design, constructed, sealed, drained, line marked and kerbed in accordance with:
 - a. The approved plans,
 - b. Council's engineering requirements and design guidelines,
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Dale Page
Presiding Member, Metro Outer DAP



11. **Prior to lodgement of a Building Permit Application**, a detailed landscaping plan shall be submitted to and approved by the City and shall include the following:
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Landscaping needs to be installed in line with the approved landscaping plan and thereafter maintained in perpetuity, to the satisfaction of the City of Cockburn.
12. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
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14. **Prior to the issue of a Building Permit**, the applicant shall make a contribution to the provision of street trees at a rate of 1 tree per lot, in accordance with Local Planning Policy 5.18.
15. **Prior to the issue of a Building Permit**, plans shall be updated to amend the communal bin store gates to sliding gates, in lieu of swinging gates. This amendment is to ensure that the gates do not protrude onto the verge.
16. **Prior to the issue of a Building Permit**, the landowner/applicant contributing towards development infrastructure provisions pursuant to the City's Town Planning Scheme No. 3, to the City's satisfaction.

Advice Notes

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2. Please be advised that the development must comply with the requirements of the Building Codes of Australia.
3. All stormwater drainage shall be designed in accordance with the National Construction Code Volumes I-III (as applicable). The design is to be certified by a suitably qualified practicing Engineer on the basis of a 1 in 20 year event, 5 minute storm duration, to the satisfaction of the City. Details of the stormwater drainage is to be provided with the associated Building Permit Application.

Dale Page
Presiding Member, Metro Outer DAP



4. Regarding Condition 6, copies of crossover specifications are available from the City's Engineering Services or from the City's website www.cockburn.wa.gov.au.
5. As part of transitioning Australia to the National Broadband Network (NBN), developers are encouraged to engage early with NBN, at least six months before the required service date, to understand requirements around future connections and the timing of infrastructure provision. This will ensure a connection is ready when residents move in. For more information please refer to <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments> or contact NBN on newdevelopments@nbnco.com.au or 1800 687 626.
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9. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
10. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: The proposal is consistent with the planning framework, zoning and zone objectives. Members were satisfied that the design and scale of the development are appropriate in the context of the site and that the development is compliant given the topographical constraints of the site.

Minor variations (LPP1.2 – bedroom dimension) are appropriate based on the analysis of the use, design, RAR provisions, and locational context. The proposal was supported inclusive of minor condition changes including requirements to implementation and maintain landscaping.

Dale Page
Presiding Member, Metro Outer DAP



4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

A handwritten signature in black ink, appearing to read 'Dale Page'.

Dale Page
Presiding Member, Metro Outer DAP



PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR146/2024 DAP/23/02523	City of Gosnells	65 (Lot 98) Mills Road West, Gosnells	Place of Worship	30/09/2024
DR148/2024 DAP/24/02696	City of Gosnells	Lot 8 (1510) Albany Highway, Beckenham	Service Station, Convenience Store and Signage	30/10/2024

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Finalised
DR94/2024 DAP/23/02623	City of Cockburn	Lot 9501 Gaebler Road, Hammond Park	Mixed Use Commercial Development	27/06/2024

* Matters finalised during the last meeting cycle.

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9:49am.

Dale Page
Presiding Member, Metro Outer DAP